



Community Market Report



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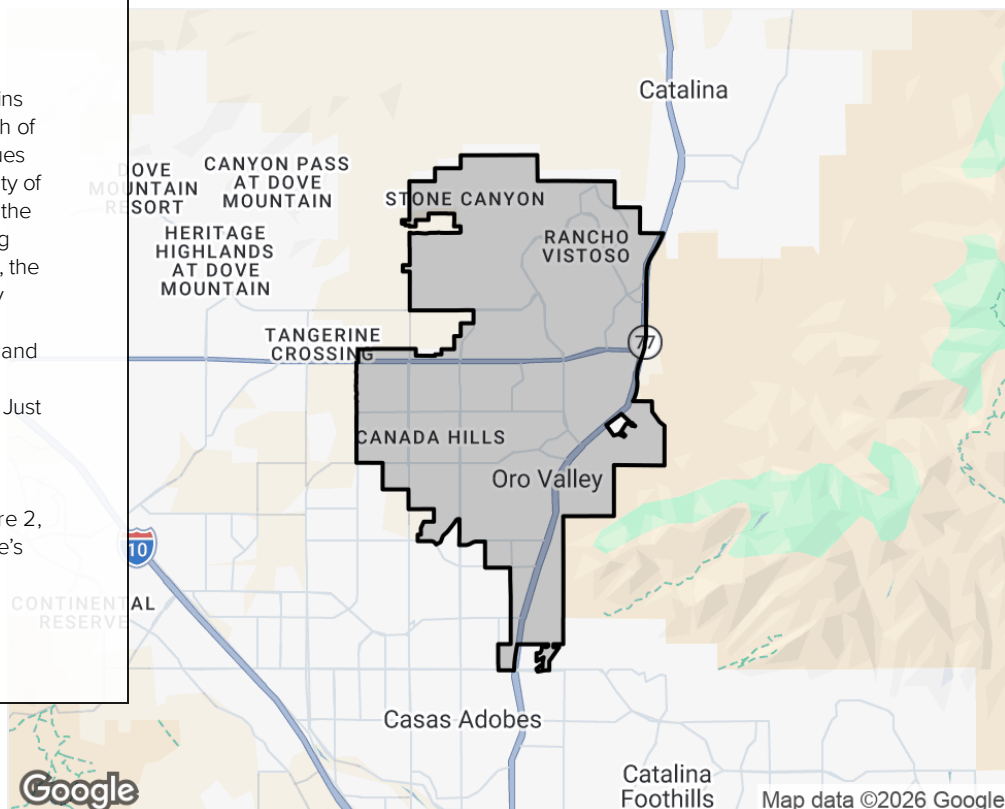
Oro Valley, Arizona

February 2026



About Oro Valley

Situated at the base of the Santa Catalina mountains Oro Valley is a vibrant, active community. Just north of Tucson, the town was founded in 1974 and continues to grow today. Oro Valley is a community with plenty of fun for all ages. Many programs are sponsored by the town's Parks and Recreation Department, including Spring Break Nature Camp at Catalina State Park, the Oro Valley Walking Club, The Nature of Oro Valley Parks Bird & Nature Walks, children and adults' aerobics and dance, organized hikes, adult fitness and personal training, All Age Tennis Tournament, dog obedience classes, yoga, Tai Chi, and much more. Just a short drive can bring residents to attractions like Picacho Peak State Park, Arizona-Sonora Desert Museum, Old Tucson Studios, Saguaro National Monument West, San Xavier Mission, and Biosphere 2, a three-acre model of the earth's ecosystem. There's certainly no shortage of things to do!



Contact me to get
the full Market
Report and to learn
more about Oro
Valley.





Market Summary - All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Oro Valley, Arizona. The data in the Sold Listings table is based on homes sold within the month of January 2026.

	Current Period Jan 2026	Last Month Dec 2025	Change From Last Month	Last Year Jan 2025	Change From Last Year
Homes Sold	53	88	▼ 40%	77	▼ 31%
Median Sale Price	\$500,000	\$500,000	0%	\$560,000	▼ 11%
Median List Price	\$525,000	\$512,500	▲ 2%	\$564,000	▼ 7%
Sale to List Price Ratio	97%	98%	▼ 1%	98%	▼ 1%
Sales Volume	\$31,671,003	\$51,006,216	▼ 38%	\$56,677,402	▼ 44%
Average Days on Market	58 days	74 days	▼ 16 days	49 days	▲ 9 days
Homes Sold Year to Date	53	1,019	▼ 95%	77	▼ 31%
For Sale at Month's End	298	325	▼ 8%	249	▲ 20%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of February 2, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

340

Homes for Sale

128

Homes Under Contract

\$4,995,000

High Price

\$132,240

Low Price

\$534,944

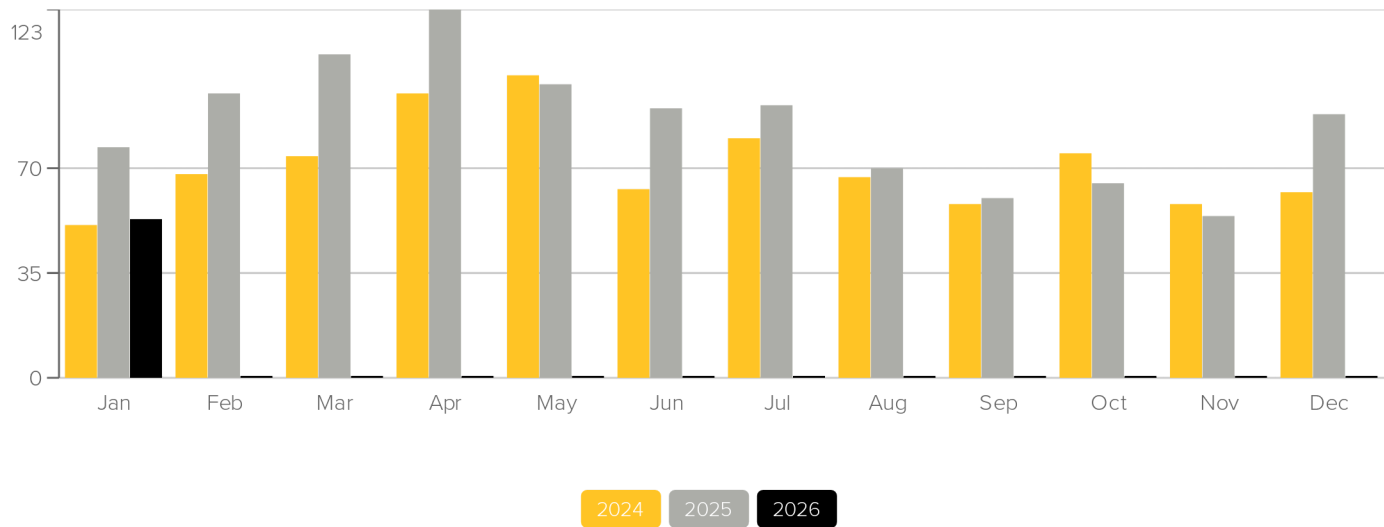
Median List Price

Values pulled on 2/2/2026





Homes Sold

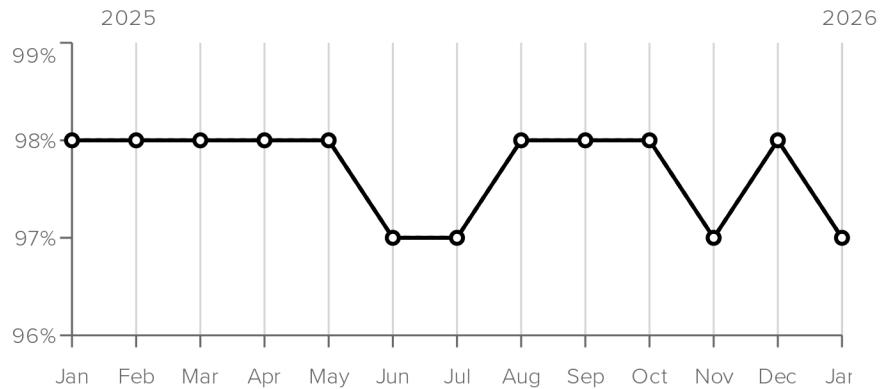


Sale to List Price Ratio

97%

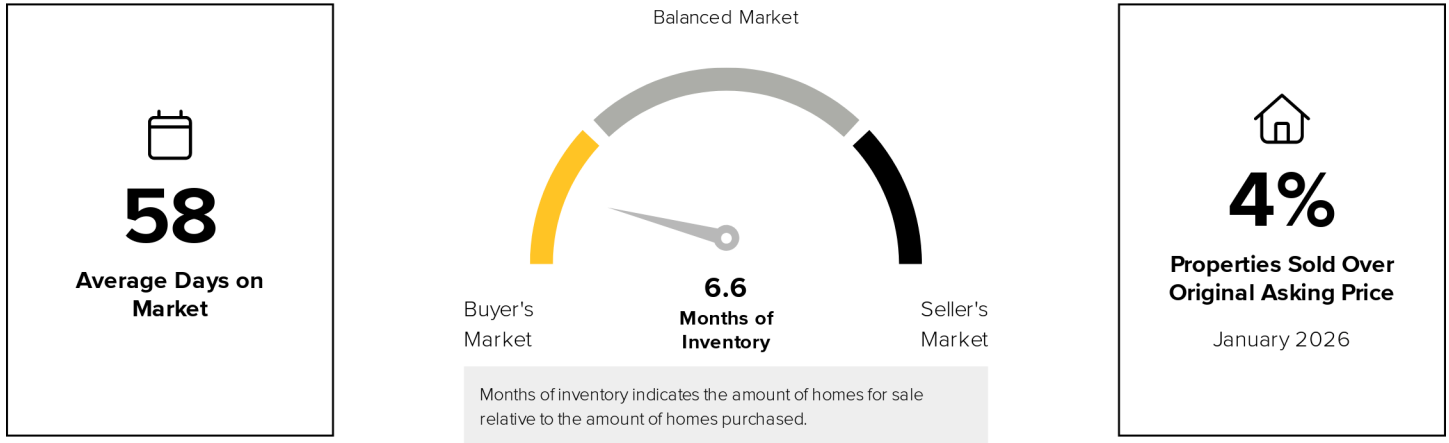
Average Sale to List Price Ratio

January 2026





Market Conditions



Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it Impacts Buyers	<div style="border: 1px solid #ffc107; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Buyer's Market</p> <p style="text-align: center; font-size: small;">More people selling homes than buying</p> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">More homes to choose from</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Could spend less than asking price</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Price restrictions</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Rarely competing offers</div> </div>	<div style="border: 1px solid #dee2e6; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Seller's Market</p> <p style="text-align: center; font-size: small;">More people buying homes than selling</p> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Fewer homes to choose from</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Need to be able to close quickly</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Could spend more than asking price</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Competition from other buyers</div> </div>
	<div style="border: 1px solid #ffc107; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Buyer's Market</p> <p style="text-align: center; font-size: small;">More people selling homes than buying</p> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Takes more time to sell</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Fewer offers received</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Could get lower than asking price</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">May have to make repairs and/or concessions</div> </div>	<div style="border: 1px solid #dee2e6; padding: 10px; margin-bottom: 10px;"> <p style="text-align: center;">Seller's Market</p> <p style="text-align: center; font-size: small;">More people buying homes than selling</p> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Home sells quickly</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Multiple offers likely</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Could get more than asking price</div> <div style="border: 1px solid #dee2e6; padding: 5px; margin-bottom: 5px; text-align: center;">Buyers willing to overlook repairs</div> </div>



Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory		Sales		Market Climate
		As of 2/2/26	Current Period Jan 2026	3 Month Trend	Current Period Jan 2026	6 Month Avg
All Price Ranges	337	6.6	1.7	51	65	Buyer's
< \$200,000	1	—	—	0	0	—
\$200,000 - \$400,000	74	5.7	1.8	13	14	● Balanced
\$400,000 - \$600,000	123	4.9	1.3	25	28	● Balanced
\$600,000 - \$800,000	63	21.0	2.2	3	10	● Buyer's
\$800,000 - \$1,000,000	24	6.0	2.7	4	5	● Buyer's
\$1,000,000 - \$1,200,000	9	3.0	1.5	3	2	● Seller's
\$1,200,000 - \$1,400,000	12	12.0	1.7	1	1	● Buyer's
\$1,400,000 - \$1,600,000	6	—	6.0	0	0	—
\$1,600,000 - \$1,850,000	4	—	4.0	0	0	—
\$1,850,000 - \$2,000,000	4	4.0	2.0	1	0	● Balanced
> \$2,000,000	17	17.0	5.7	1	0	● Buyer's

Seller's Market

Less than 4 months of inventory

Balanced Market

Between 4-6 months of inventory

Buyer's Market

More than 6 months of inventory





Statistics

Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Oro Valley, Arizona. The values are based on closed transactions in January 2026.

